

**10121, 109 Ave Street N  
Grande Prairie, Alberta****MLS # A2273560****\$174,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	517 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Gravity, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	Rr
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Perfect for first-time buyers, those looking to downsize, or investors seeking a smart opportunity, this charming tiny home maximizes every inch of space. it features a comfortable living area, a practical kitchen, and 2 private bedroom. The backyard provides an outdoor retreat, and its prime location puts it close to shopping and amenities—making it ideal for rental income or future redevelopment.